

1/78 Tyrrell Circuit, Kaleen, ACT 2617

CapitalResidential

Sold Townhouse

Sunday, 13 August 2023

1/78 Tyrrell Circuit, Kaleen, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



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Contact agent

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****This light and airy two storey residence is positioned at the front of a boutique and tightly held tri occupancy development. The well equipped kitchen adjoins the expansive, sun soaked living areas on the ground floor, which opens via a glass sliding door to the child and pet friendly rear garden. The accommodation consists of four generous bedrooms. The master suite is on the ground floor and enjoys a walk in robe and an ensuite bathroom. Upstairs are three additional bedrooms. The guest bedroom also has an ensuite bathroom and a built-in robe. Bedrooms three and four both have built in robes and access to a large family bathroom. The floorplan gains great flexibility from the additional study nook and second living room on the upper level. This room could also be utilised as a rumpus/teenage breakout room, home office, or hobby room. Other features include double glazed windows throughout, ceiling fans, ducted reverse cycle air-conditioning, high ceilings on the lower level, and L.E.D lighting throughout. There is a Crimsafe security door, plumbed water tank, security alarm, excellent storage, a separate laundry and a double lock up garage with an automatic door and internal access. Centrally located close to major arterial roads, it is in close proximity to the Kaleen shops, Gungahlin and Belconnen town centers and all the amenities of the Inner North, including the new under construction Dickson Town Centre. Ideal for family living, there are primary and secondary schools within walking distance, the Kaleen playing fields at the end of the street and easy access to nature reserves around Ginninderra Creek and the Kaleen horse paddocks. An inspection is highly recommended.

Property features:

- North facing
- Light and airy
- Double glazed windows and doors
- Flexible floorplan
- Master bedroom on the ground floor
- Formal and informal living rooms
- Built-in study nook
- Low maintenance child and pet friendly rear garden
- Two ensuites and a third bathroom, with bath
- Front Crimsafe security door
- Ducted electric reverse cycle air conditioning
- Double lock up garage with internal access
- Plumbed water tank (2000 lt)
- Excellent storage

Block size: 357 sqm
Property size: 202 sqm living 26 sqm outdoor 38 sqm garage
Unimproved Land
Value: \$326,400
Body Corporate \$800 P.A approx Rates: \$2,996 P.A
Water and Sewerage: \$1,312 P.A approx
Energy efficiency rating: 4.0
Year of construction: 2021

Comparable sales	Date	Price
15 Loddon Street, Kaleen	19/07/2023	\$1,200,000
3 Inman Place, Kaleen	16/12/2022	\$1,180,000
37 Onkaparinga Crescent, Kaleen	31/05/2023	\$1,155,000
41 Pokana Circuit, Kaleen	31/01/2023	\$1,150,000
24 Darby Street, Kaleen	18/01/2023	\$1,150,000
21 Cataract Street, Kaleen	19/07/2023	\$1,150,000
34 Shannon Circuit, Kaleen	15/03/2023	\$1,150,000
11 Wakool Circuit, Kaleen	30/08/2023	\$1,120,000
98 Maribyrnong Avenue, Kaleen	31/07/2023	\$1,100,000
14 Mortlock Circuit, Kaleen	29/01/2023	\$1,100,000
2 Alberga Street, Kaleen	29/04/2023	\$1,100,000
3 Wakool Circuit, Kaleen	09/01/2023	\$1,100,000
53 Callabonna Street, Kaleen	18/07/2023	\$1,100,000
8 Whalan Place, Kaleen	10/05/2023	\$1,095,000
32 Burnett Street, Kaleen	23/09/2023	\$1,085,000
39 Tyrrell Circuit, Kaleen	02/08/2023	\$1,081,000
10 Bingham Circuit, Kaleen	13/01/2023	\$1,050,000
27 Yarra Street, Kaleen	14/10/2023	\$1,035,000
73 Maribyrnong Avenue, Kaleen	14/12/2022	\$1,030,000
14 Blythe Close, Kaleen	24/02/2023	\$1,030,000
26 Liffey Circuit, Kaleen	30/03/2023	\$1,025,000
10 Florentine Circuit, Kaleen	04/02/2023	\$1,010,000
52 Tyrrell Circuit, Kaleen	29/07/2023	\$1,010,000
295 Maribyrnong Avenue, Kaleen	01/03/2023	\$1,000,000
18 Greenough Circuit, Kaleen	29/03/2023	\$1,000,000
25 Cloncurry Street, Kaleen	21/02/2023	\$995,000